

(AKA PART OF THE EAST 30 FT OF L
S OF R/W OF US-90 & PART OF THE
OF LOT 2 LYING S OF R/W OF US-90

GENERATIONS PROPERTIES, LLC
2806 W US HIGHWAY 90, SUITE 102
LAKE CITY, FL 32055

2026

35-3S-16-02578-002



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	09	RIDGE FRME	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	15	HARDTILE	100
Ceiling	01	FIN.SUSPD	100
Air Condition	04	ROOF TOP	100
Heating Type	09	ENG F AIR	100
Fixtures		9	100
Frame	05	STEEL	100
Story Height		16	100
RMS		0	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Quality	05	05	
DOR CODE	1600 COMMUNITY SHOPPING		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	35316.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,059	100	
KTS	1,562	150	
TOTALS	3,621		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SHOP COMTY	0%	- 2023									Heated Area: 3621 HX Base Yr	
TOTALS												4,402	480,821

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			480,821
TOTAL MARKET OB/XF VALUE			64,020
TOTAL LAND VALUE - MARKET			463,920
TOTAL MARKET VALUE			1,008,761
SOH/AGL Deduction			0
ASSESSED VALUE			1,008,761
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,008,761
TOTAL JUST VALUE			1,008,761
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			997,693

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045788	Remodel	250,000	10/27/2022
16-1431	COMMERCIAL	0	01/09/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1470/37	6/28/2022	WD Q	Q	I	01	1,100,000
GRANTOR: RIMROCK HERITAGE LLC						
GRANTEE: GENERATIONS PROPERT						
1316/2730	6/14/2016	WD Q	Q	I	01	550,000
GRANTOR: LYONS PROPERTY HOLDIN						
GRANTEE: RIMROCK HERITAGE LL						

EXTRA FEATURES																	
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	0	0	0	3,100.00	UT	3.00	3.00	100	2017	2017	3	100	9,300	
2	0164	CONC BIN	0	0	0	0	120.00	UT	11.00	11.00	100	2017	2017	3	100	1,320	
3	0260	PAVEMENT-A	0	0	0	0	24,450.00	UT	2.00	2.00	100	2017	2017	3	100	48,900	
4	0253	LIGHTING	0	0	0	0	3.00	UT	1,500.00	1,500.00	100	2017	2017	3	100	4,500	

TOTAL OB/XF														64,020										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	1610	C	SH CTR NHD	0		CG	0.00	0.00	30,928.00	SF		1.00	1.00	1.00	15.00	15.00	463,920							

BUILDING NOTES													
BAS= W29 KTS= W22 S71 E22 N71\$ S71 E29 N71\$.													

BUILDING DIMENSIONS													
BAS= W29 KTS= W22 S71 E22 N71\$ S71 E29 N71\$.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	1610	C	SH CTR NHD	0		CG	0.00	0.00	30,928.00	SF		1.00	1.00	1.00	15.00	15.00	463,920							